

176.0

0003

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

661,300 / 661,300

APPRAISED:

661,300 / 661,300

USE VALUE:

661,300 / 661,300

ASSESSED:

661,300 / 661,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
56		LANCASTER RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: HOGAN FRANCES

Owner 2:

Owner 3:

Street 1: 56 LANCASTER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains .106 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Vinyl Exterior and 1788 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								4620.000		269,700		600		391,000		661,300							
Total Card								0.106		269,700		600		391,000		661,300		Entered Lot Size					
Total Parcel								0.106		269,700		600		391,000		661,300		Total Land:					
Source: Market Adj Cost																		Land Unit Type:					

**USER DEFINED**

Prior Id # 1:	118161
Prior Id # 2:	
Prior Id # 3:	
Date:	12/30/21
Time:	17:39:57
PRINT	
Date:	12/30/21
Time:	17:39:57
LAST REV	
Date:	12/06/21
Time:	15:44:44
PAT ACCT.	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	269,700	600	4,620.	391,000	661,300		Year end	12/23/2021
2021	101	FV	261,000	600	4,620.	391,000	652,600		Year End Roll	12/10/2020
2020	101	FV	261,100	600	4,620.	391,000	652,700		652,700 Year End Roll	12/18/2019
2019	101	FV	205,900	600	4,620.	385,400	591,900	591,900 Year End Roll		1/3/2019
2018	101	FV	213,100	600	4,620.	296,100	509,800	509,800 Year End Roll		12/20/2017
2017	101	FV	213,100	600	4,620.	279,300	493,000	493,000 Year End Roll		1/3/2017
2016	101	FV	213,100	600	4,620.	257,000	470,700	470,700 Year End		1/4/2016
2015	101	FV	200,600	700	4,620.	240,200	441,500	441,500 Year End Roll		12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11695-369		6/16/1969			No	No	Henry P Hogan Jr dod 10/13/2021	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/1995	429	Manual	6,000					V/SIDING

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/1/2018	Inspected	BS	Barbara S
7/3/2018	MEAS&NOTICE	BS	Barbara S
10/22/2008	Meas/Inspect	163	PATRIOT
2/26/2000	Inspected	197	PATRIOT
1/6/2000	Mailer Sent		
12/23/1999	Measured	276	PATRIOT
7/14/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																																											
Type: 6 - Colonial				Full Bath: 1	Rating: Average																																																																																																		
Sty Ht: 2 - 2 Story				A Bath:	Rating:																																																																																																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																																																																		
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																																																																																																		
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																																		
Prime Wall: 4 - Vinyl				A HBth:	Rating:																																																																																																		
Sec Wall:	%			OthrFix:	Rating:																																																																																																		
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																																																																																															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1																																																																																													
Color: YELLOW				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																																																																																														
View / Desir:				Frl:	Rating:			Other																																																																																															
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper																																																																																															
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2																																																																																															
Year Blt: 1921	Eff Yr Blt:			Location:				Lvl 1																																																																																															
Alt LUC:	Alt %:			Total Units:				Lower																																																																																															
Jurisdct:	Fact: .			Floor:				Totals	RMS: 8	BRs: 4	Baths: 1	HB																																																																																											
Const Mod:				% Own:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																																																																																											
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL																																																																																											
<b>INTERIOR INFORMATION</b>				Phys Cond: AG - Avg-Good	26. %			Interior:	1	8	4																																																																																												
Avg Ht/FL: STD				Functional:		%		Additions:																																																																																															
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:																																																																																															
Sec Int Wall:	%			Special:		%		Baths:																																																																																															
Partition: T - Typical				Override:		%		Plumbing:																																																																																															
Prim Floors: 4 - Carpet				Total:	26.4 %			Electric:																																																																																															
Sec Floors:	%			<b>CALC SUMMARY</b>				Heating:																																																																																															
Bsmnt Flr: 13 - Earth				Basic \$ / SQ: 130.00				General:																																																																																															
Subfloor:				Size Adj.: 1.23724830				Totals	1	8	4																																																																																												
Bsmnt Gar:				Const Adj.: 0.94999999																																																																																																			
Electric: 3 - Typical				Adj \$ / SQ: 152.800																																																																																																			
Insulation: 2 - Typical				Other Features: 55000																																																																																																			
Int vs Ext: S				Grade Factor: 1.00																																																																																																			
Heat Fuel: 1 - Oil				NBHD Inf: 1.00000000																																																																																																			
Heat Type: 3 - Forced H/W				NBHD Mod:																																																																																																			
# Heat Sys: 1				LUC Factor: 1.00																																																																																																			
% Heated: 100	% AC:			Adj Total: 366399																																																																																																			
Solar HW: NO	Central Vac: NO			Depreciation: 96729																																																																																																			
% Com Wal	% Sprinkled			Depreciated Total: 269669																																																																																																			
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val																																																																																																	
Make:		Model:		Juris. Factor:		Before Depr:	152.80																																																																																																
<b>SPEC FEATURES/YARD ITEMS</b>				Special Features: 0		Val/Su Net:	100.11																																																																																																
Code	Description	A Y/S	Qty	Serial #		Year:	Color:	<b>PARCEL ID</b> 176.0-0003-0016.0																																																																																															
19	Patio	D Y	1 23X12		Unit Price	D/S Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																											
2	Frame Shed	D Y	1 8X8										600																																																																																										
More: N	Total Yard Items:	600	Total Special Features:		Total:	600																																																																																																	
<p>24 FFL (300) 20 SFL FFL BMT (744) 31 7 8 6 WDK (42) 11 24 OFP (120) 5</p>																																																																																																							
<b>SUB AREA</b> <table border="1"> <thead> <tr> <th>Code</th><th>Description</th><th>Area - SQ</th><th>Rate - AV</th><th>Undepr Value</th><th>Sub Area</th><th>% Usbl</th><th>Descrip</th><th>% Type</th><th>Qu</th><th># Ten</th> </tr> </thead> <tbody> <tr> <td>FFL</td><td>First Floor</td><td>1,044</td><td>152.800</td><td>159,523</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>BMT</td><td>Basement</td><td>744</td><td>45.840</td><td>34,105</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>SFL</td><td>Second Floor</td><td>744</td><td>152.800</td><td>113,683</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>OPF</td><td>Open Porch</td><td>120</td><td>28.740</td><td>3,449</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>WDK</td><td>Deck</td><td>42</td><td>15.200</td><td>638</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td colspan="4">Net Sketched Area: 2,694</td><td>Total:</td><td>311,397</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>Size Ad</td><td>1788</td><td>Gross Area</td><td>2694</td><td>FinArea</td><td>1788</td><td></td><td></td><td></td><td></td><td></td> </tr> </tbody> </table>																Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	FFL	First Floor	1,044	152.800	159,523							BMT	Basement	744	45.840	34,105							SFL	Second Floor	744	152.800	113,683							OPF	Open Porch	120	28.740	3,449							WDK	Deck	42	15.200	638							Net Sketched Area: 2,694				Total:	311,397						Size Ad	1788	Gross Area	2694	FinArea	1788					
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